

Received  
Per 1001.02  
APR 10 2002  
APR 1 2002  
Technology Center 2100  
Technology Center 2100

Abstract of the Disclosure

1

2

3

The invention provides a method and system for trading loans in real time.

4 Loan applications, such as home mortgage loan applications, are made available elec-

5 tronically to receive bids from a plurality of potential lenders. A transaction server

6 maintains a database of pending loan applications and their statuses, which is accessible

7 over a communications channel, such as the Internet. Each party to a loan can search and

8 modify the database consistent with their role in a transaction. The invention provides

9 smart computerized administration that ensures personal preferences of the participating

10 parties are enforced, errors and duplication is avoided, and information relating to accu-

11 mulated data is available to the parties consistent with their roles.

please enter  
4/11/02